



Land & Community Revitalization

BROWNFIELDS SUCCESS IN NEW ENGLAND

RIVER'S EDGE

MEDFORD, MASSACHUSETTS



Property Details

Property Address:	177 Corporation Way (now River's Edge Drive), Medford, MA 02155
Property Size:	200 acres
Former Use:	Industrial
Contaminants Found:	Petroleum/petroleum products, lead, arsenic, polycyclic aromatic hydrocarbons (PAHs)
Current Use:	Office buildings, riverfront park, boathouse, and luxury rental apartments
Current Owner:	Preatle, Lane & Associates affiliate

Project Partners

Mystic Valley Development Commission; Cities of Everett, Malden and Medford; Malden Redevelopment Authority; Massachusetts Department of Environmental Protection; Massachusetts Highway Department; Preatle, Lane & Associates; Shadley Associates; Tufts University; Criterion Development Partners; Department of Transportation (DOT); Department of Housing and Urban Development (HUD); Department of Energy (DOE); Army Corps of Engineers; National Science Foundation (NSF); Economic Development Administration (EDA)

Drivers for Redevelopment: Plans to develop River's Edge were first envisioned in 1994 and reflected the cities' goal of centering development on the then-burgeoning telecommunications industry. When that industry began to decline, the Mystic Valley Development Commission (MVDC)—an organization formed to redevelop sites in parts of Malden, Medford and Everett, Massachusetts, along the Malden River—revised project plans in 2004. The new River's Edge project shifted focus to bringing jobs and recreational opportunities to more than 200 acres of underutilized riverfront land in the three cities. The communities are located five miles from Boston along the polluted and underutilized Malden River. The area is heavily urbanized and there is no greenspace available for new development. The three cities have demonstrated unprecedented cooperation to combine resources and collaboratively pursue redevelopment solutions to revitalize their industrial and commercial economic base.

Property History: The Malden River is regarded locally as an industrial river due to its historic use by factories along its banks to transport goods and materials and, often, to dump waste. The property was home to 14 industrial buildings used for manufacturing or storage. These past industrial uses left a legacy of polluted sediments in the Malden River, which is contaminated with oil, organic material, coal tars and PAHs.

Project Results: In September 2008, the 10-acre Park at River's Edge opened and includes a mile of paths, 100 yards of granite seat walls, 44 benches, 40 lights, an irrigation system fed by well water, 8,000 plants, and 1.5 acres of new or restored wetlands. As

Funding Details

EPA Brownfields Assessment Grants:	\$1,450,000
EPA Brownfields Cleanup Grants:	\$480,000
Other EPA funds:	\$195,000
DOT funds:	\$6,525,000
HUD funds:	\$2,119,000
DOE Sustainable Development funds:	\$100,000
Army Corps of Engineers funds:	\$175,000
NSF Partnerships for Innovation funds:	\$600,000
EDA funds:	\$766,000
State funds:	\$51,316,876
Tufts University:	\$3,000,000

Project Highlights

- Involved innovative tax-sharing agreement among the three cities and one-stop permitting that erases municipal boundaries in the project area
- Removed over 1,500 tons of abandoned tires, rubber, metal and other debris; treated and removed acres of invasive species along the water's edge; and capped the existing soil with 50,000 cubic yards of clean soil
- Added more than 8,000 plants including approximately 2,000 plants in the 1.5 acres of wetlands which were created or restored
- Crushed and recycled more than 7,000 cubic yards of concrete onsite to be used for parking lot and roadway base
- Achieved LEED pre-certification at the gold level; the first office building to achieve this for core and shell in Greater Boston

part of the redevelopment, the 9,000-square-foot Tufts University Boathouse opened in 2006. The boathouse includes unique features such as a butterfly roof, glazed walls, bamboo floors, and a L-shaped deck that emphasizes views of the river. The \$200 million Phase I of the project, when completed, will include three contemporary office buildings totaling 410,000 square feet and approximately 220 luxury rental housing units, with 15 percent of the units set aside as affordable housing. Construction of the initial office building began in January 2008 and has received pre-certification at the Gold level as a Leadership in Energy and Environmental Design Core and Shell (LEED®-CS) project from the U.S. Green Building Council. The office building is expected to be completed in January 2009.

Project Timeline

1994:	TeleCom City project developed
May 2006:	Tufts Boathouse opens
December 2007:	Rivers Edge receives LEED Gold precertification
January 2008:	Construction of the first office building begins
April 2008:	Construction of the first residential units begins
September 2008:	The Park at River's Edge opens